of the c/l of Redclover Court \* ZONING COMMISSIONER (9713 Denrob Court) 11th Election District OF BALTIMORE COUNTY 6th Councilmanic District Case No. 88-402-A William E. Hensel, et ux Petitioners \* \* \* \* \* \* \* \* \* MEMORANDUM AND ORDER The Petitioners herein request a variance to permit an accessory structure (shed) in the side yard in lieu of the required rear yard, as more particularly described on Petitioner's Exhibit 1. The Petitioner, by William E. Hensel, appeared and testified. There were no Protestants. Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is the opinion of the Zoning Commissioner that the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and therefore, the variance should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners. Pursuant to the advertisement, posting of the property, and public hear-THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this Withday of April, 1988 that an accessory structure (shed) in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restriction: PETITI( N FOR ZONING VI LANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: of c/l Court) The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a 400.1 To allow an accessory structure (shed) in Variance from Section \_\_\_\_\_ the side yard in lieu of the required rear yard of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for following reasons: (indicate hardship or practical difficulty) PRACTICAL DIFFICULTY . SLOPE OF PROPERTY, REAR OF HOUSE, IS TO GREAT BE TO LOCATE SHED N-36,370 Property is to be posted and advertised as prescribed by Zoning Regulations. E-31,140 I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser: WILLIAM E. HENSEL (Type or Print Name) Willin E. Hensel ALBERTA HENSEL
(Type or Print Name) Alberta Hensel BALTIMORE COUNTY, MARYLAND City and State OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT Attorney for Petitioner: 9713 DENROB CT 665-1148 BALTO. MD. 21234-1861 CAH 1631 RECEIVED J. Million Min. Name, address and phone number of legal owner, contract purchaser or representative to be contacted BALTIMORE COUNTY, MARYLAND No. 47434 OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE 1-7-88 Phone No. INT R-01-615-000 nty, this \_\_\_\_\_ day r of this petition be advertised, as spers of general circulation throughtic hearing be had before the Zoning ice Building in Towson, Baltimore PROM: E Honsel Item # 245 \_\_\_\_\_, 19.88, at 9 o'clock ig Commissioner of Baltimore County.

BEFORE THE

IN RE: PETITION FOR ZONING VARIANCE \*

VALIDATION OR SIGNATURE OF CASHIER

MUN./TUES./GED. - BEAT THE HORTES

NE/S Denrob Court. 100'+/- NE

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

NOTICE OF HEARING

Zoning Communications of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 10s of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance Case number: 88-402-A NE/Side Denrob Court, 100' NE of cf Redclover Court (9713 Denrob Court)

6th Councilmanic District Petitioner(s); William E. Hensel

fariance to allow an accessory structure (shed) in the side yard i

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day ap-

peal period. The Zoning Commis-sioner will, however, entertain any

request for a stay of the issuance of

good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hear-ing.

J. ROBERT HAINES

Baltimore County

494-3353

J. Robert Haines

9713 Denrob Court

Dear Mr. & Mrs. Hensel:

1/14/25

Zoning Commissioner

Office of Planning & Zoning

Towson, Maryland 21204

Mr. & Mrs. William E. Hensel

Bultimore, Maryland 21234

Re: Petition for Zoning Variance

Case number: 88-402-A

(9713 Denrob Court)

NE/Side Denrob Court, 100' NE of c/1 Redclover Court

HEARING STIFFLIFD: THERSTAY, AIRIL 14, 1988 at 9:00 a.m.

Please be advised that 100.95 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. it is posted by this office until the day of the hearing itself.

ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office

AMOUNT \$ 11/1/1/ trines

Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before

11th Election District - 6th Councilmanic District

Petitioner(s): William E. Hensel, et ux

your hearing is scheduled to begin.

B 8 012 \*\*\* \* 140 25 2 8 7 9 6 2 9

VALIDATION OR SIGNATURE OF CASHIER

11th Election District -

Hearing Date: Thursday, April 14, 1988 at 9:00 a.m.

ieu of the required rear yard.

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

THE JEFFERSONIAN.

published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on

Husan Science Ochres of

Baltimore County Zoning Commissioner Office of Planning & Zoning

FEB. 26 1988

Towson, Maryland 21204 494-3353 J. Robert Haines Zoning Communication

NOTICE OF HEARING

April 20, 1988

Enclosed please find the decision rendered in the above-referenced case.

In the event the decision rendered is unfavorable to any party, please

Very truly yours,

J. ROBERT HAINES Zoning Commissioner

of Baltimore County

1. Robert Haires

The Petition for Zoning Variance has been Granted, subject to the restriction

be advised that any party may file an appeal to the County Board of Appeals.

For further information on filing an appeal, please contact this office.

RE: Petition for Zoning Variance NE/S Denrob Court, 100'+/- NE of the c/l of Redclover Court

11th Election District; 6th Councilmanic District

Mr. & Mrs. William E. Hensel

Baltimore, Maryland - 21221

Case No. 88-402-A

noted in the attached Order.

Dear Mr. & Mrs. Hensel:

JRHibjs

cc: People's Counsel

File

9713 Denrob Court

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake

Petition for Zoning Variance Case number: 88-402-A NE/Side Denrob Court, 100' NE of c/l Redclover Court (9713 Denrob Court) 11th Election District - 6th Councilmanic District Petitioner(s): William E. Hensel, et ux
HEARING SCHEDULED: THURSDAY, APRIL 14, 1988 at 9:00 a.m.

Variance to allow an accessory structure (shed) in the side yard in

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

I. Robert frince

J. ROBERT HAINES Zoning Commissioner of

cc: Mr. & Mrs. Hensel

File

CERTIFICATE OF PUBLICATION

hearing on the property identified breat in Roses 306 of the Centry Office Building, located at 111 VC Chesapoula Avenue in Borran, Case remains to 412-4 NESide Dennib Court, 100' NE of us. Hearing Date: Thursday, April 14, 1988 at 5,50 a.m. Variance to allow on accreasey structure (shed) in the side yord in hen of the required rost yard. In the event that this Petition is granted, a building permit may be unated within the thirty (20) day ap-ped perm. The Zaming Commi-sation will, honorous, entertain any request for a stay of the assume of and permit during this period for good cause above. Such request must be in writing and secreted in

this office by the date of the hearing

1. ROBERT HAI

set above as presented at the hear

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Mc once in each successive weeks, the first publication appearing on March 23, 1998

> TOWSON TIMES, Gusan Sender Obrect

March 23 10 88

Beginning a point on the northeast side of Denrob ct at a distance 100 ft. I from the

centerline of Redclover ct thence running 185,32

ft along the curve thence running east the fit

thence running South 159.05 to the point of \_\_\_\_\_beginning

		-4
CENTIFICATE OF POSTING	88-110	7-1
ZONING DEPARTMENT OF POLITIMORE COUNTY	, .	
Tonesa, Haryland		

Toness, Faryland	
District //T/	Date of Posting 3/21/39
Posted for: U2710 1020	wiel _ fut
97/3 /2-12	sol, Lee: NE / Rodelus-Ch
Location of Signer Factory Dev. 30	5 CT, 1222821 78 for you dway
Posted by Signature	Date of return. 4/1/
Number of Signa:	

L. PAUL SNYDER, JR. ATTORNEY AND COUNSELOR AT LAW 1410 WHITE AVENCE BALT MORE MARYLAND 21214 101 426 3000

OFFICE OF THE ZONING COMMISSIONER FOR BALTO CO. COUNTY OFFICE BLDG TUWSON, MD. 21204

4/13/88 SUBJECT 9713 Denrob Court

Atn: Mr. J. Rubert Hames Zoning Commissioner

Dear Mr. Hauses:

My wife and I live at 9710 Denrob Court directly across from the Hensel residence at 2713 Denroh Court. It is our opinion that the variance to allow the Hensel's to retain their shed beside their residence should be granted.

Thankyou for any consideration you may be able to give

Best regards —

and post set(s), there

for each set not

Dennis F. Rasmussen

AIDCELY AVE

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines

TO Zoning Commissioner

P. David Fields FROM Director of Planning and Zoning Zoning Petition Nos. 88-400-A, 88-402-A, 88-403-A, 88-404-A, SUBJECT 88,405-A, 88-406-A, 88-407-A

There are no comprehensive planning factors requiring comment on this petition.

P. David Fields per Schauell P. David Fields Director

Date March 24, 1983

PDF:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE March 31, 1988

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Mr. & Mrs. William E. Hensel 9713 Denrob Court Baltimore, Maryland 21234-1861

> Item No. 245 - Case No. 88-402-A Petitioner: William E. Hensel, et ux Fetitions for Zoning Variance

Dear Mr. & Mrs. Hensel:

Eudinealing pales of Department of Traffic Engineering State Roads Commissic

Bureau of Fire Prevention Realth Department Project Planning

Building Department Board of Education Soning Administration

Industrial Development

The Zoning Plans Advisory Committee has reviewed the plans submit-ted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a

written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received. I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Games E. Dye /se JAMES E. DYER Chairman

Zoning Plans Advisory Committee

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date\_January 11, 1988 Zoning Supervisor

James Thompson Zoning Enforcement Coordinator (1f known)

Item No.: 245 SUBJECT Petitioner: Hensel

VIOLATION CASE # C-88-1102

LOCATION OF VIOLATION 9713 Denrob Court 9713 Denrob Court ADDRESS Baltimore, MD 21234 DEFENDANT William and Alberta Hensel

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

After the public hearing is held, please send a copy of the Zoning

Commissioner's Order to the Zoning Enforcement Coordinator, so that the

appropriate action may be taken relative to the violation case.

ACTIVE ZONING VIOLATION

Petitioner William E. Hensel, et ux Petitioner's Received by: James E. Dyer Chairman, Zoning Plans Attorney Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

day of February

The transfer of the second of

County Office Building 111 W. Chesapeake Avenue

Towson, Maryland 21204

Your petition has been received and accepted for filing this

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500

Paul H. Reincke

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building

Towson, MD 21204

Re: Property Owner: William E. Hensel, et ux Location: NE/S Denrob Ct., 100'+- NE of c/l of Redclover Ct.

Item No.: 245

Zoning Agenda: Meeting of 1/19/88

Dennis F. Rasmussen

Centlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

January 12, 1988

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCERDS the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Pro-tection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

(x) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER Noted and Approved:

Planning Group

Special Inspection Division

Noted and Approved:

Fige Prevention Bureau

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 494-3554



A Comm

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 242, 243, 244 and 245,

Very truly yours,

Traffic Engineer Associate II

MSF/µn1-b